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Ref: 7305

June 23, 2016

Ms. Jody Kablack  
Director of Planning and Community Development  
Town of Sudbury  
278 Old Sudbury Road  
Sudbury, MA 01776

Re: Supplemental Traffic Engineering Peer Review  
Avalon Sudbury – 526 and 528 Boston Post Road  
Sudbury, Massachusetts

Dear Jody:

Vanasse & Associates, Inc. (VAI) has completed a review of the updated Site Plans (revised through June 20, 2016) prepared by VHB on behalf of Sudbury Avalon, Inc. (the “Applicant”) in support of the proposed Avalon Sudbury residential community (hereafter referred to as the “Project”) to be constructed within the Meadow Walk Sudbury mixed-use development located at 526 and 528 Boston Post Road (Route 20) in Sudbury, Massachusetts.

Based on our review of the updated Site Plans, we have concluded that the plans have generally addressed the comments that were raised in our June 6, 2016 review letter. We have noted that the Applicant has requested that the all-way stop-controlled intersection adjacent to the clubhouse building (“Building A”) be retained given the desire to enhance the safety of pedestrians crossing the intersection to/from the clubhouse. We support the retention of all-way stop control of the intersection as shown on the updated Site Plans for the reason stated by the Applicant. In addition, the Applicant should commit to providing a future connection between the Project site and the Mass Central Trail at an appropriate location.

This concludes our review of the materials that have been submitted to date in support of the Project. If you should have any questions regarding our review, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.

Jeffrey S. Dirk, P.E., PTOE, FITE  
Principal

JSD/jsd

cc: File